Case 2:19-cv-01150-KRS-CG Document 1-7 Filed 12/06/19 Page 1 of 6

A. Settlement Statement (HUD-1)

A CITICA O CITAL O CIT							
	6. File Number:	7. Loan f	Number:	8	. Mortgage in	surance Ca	se Number:
4. VA 5. Conv. Ins.	2017060216HUD1						
C. Note: This form is furnished to give you a stat Items marked "(p.o.c.)" were paid outsi	ement of actual settlement code the closing; they are shown	sts. Amounts here for infor	paid to and b mational purp	y the settler	ent agent are e not included	shown. I in the totals	i.
D. Name and Address of Borrower:	E. Name and Address of S			the same of the same of the same of	nd Address of		
DESERT FOX CUSTOM RESTORATIONS INC	LIANTED STATES OF AME	DIC.					
DESERT FOX COSTOM RESTORATIONS INC	UNITED STATES OF AME 10611 BALLS FORD ROA			Josh Weeks Enterprises LLC 411 S Honeysuckle Lane			
	MANASSAS, VA 20109	J, SUITE 140		Gilbert, AZ			
G. Property Location;	Li Cottlement Agent.						
1640 ROCK DOVE LANE	H. Settlement Agent: The Accurate Group of Tex	as LLC				I. Settleme	ent Date:
EL PASO, TX 79911	4888 Loop Central Dr. Suite					luk 24 20	10
EL PASO County, Texas	Houston, TX 77081			Ph. (88	8)456-4383	July 31, 20	10
	Place of Settlement:	-1222					
	4888 Loop Central Dr, Suite Houston, TX 77081	500					
J. Summary of Borrower's transaction	11.000.00.17.77.00.7	K. Summa	ry of Seller's	e transactio			
100. Gross Amount Due from Borrower:		400. Gross	-	-			
101. Contract sales price	200,000.00	401. Contrac	t sales price				200,000.0
102. Personal property 103. Settlement Charges to Borrower (Line 1400)	0.000.00	402. Person	al property				
103. Settlement Charges to Borrower (Line 1400)	3,838.60	403.					
105.		405.					
Adjustments for items paid by Seller in advance		Adjustment	s for items p	aid by Selle	r in advance		
106. City/Town Taxes to 107. County Taxes to		406. City/Tov	n Taxes		to		
107. County Taxes to 108. Assessments to		407. County 408. Assess			to		
109.		409.	Herits		to		
110.		410.					
111.		444					
		411.					
12.		412.					
12. 20. Gross Amount Due from Borrower	203,838.60	412. 420. Gross A	THE RESERVE AND ADDRESS OF THE PERSON NAMED IN				200,000.0
120. Gross Amount Due from Borrower 200. Amounts Paid by or in Behalf of Borrower		412. 420. Gross A 500. Reduct	ions in Amo	unt Due Sel			200,000.0
120. Gross Amount Due from Borrower 200. Amounts Paid by or in Behalf of Borrower 201. Deposit or earnest money	20,000.00	412. 420. Gross A 500. Reduct 501. Excess	ions in Amo deposit (see	instructions)			
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A

Division of commission (line 700) as follows:		Paid From	Paid From
		Borrower's	Seller's
701. \$ to		Funds at	Funds at
702.\$ to		Settlement	Settlemen
703. Commission paid at settlement			
704.			
705.			
800. Items Payable in Connection with Loan		480000000000000000000000000000000000000	(a chayen
801. Our origination charge \$ 1,600.	00 (from GFE #1)	1	
802. Your credit or charge (points) for the specific interest rate chosen \$	(from GFE #2)		
803. Your adjusted origination charges to Josh Weeks Enterprises LLC	(from GFE #A)	1,600.00	
804. Appraisal fee to	(from GFE #3)		
805. Credit Report to	(from GFE #3)		
806. Tax service to	(from GFE #3)		
807. Flood certification to	(from GFE #3)		
808.	(from GFE #3)		
809.	(from GFE #3)		
810.	(from GFE#3)		
811.	(from GFE #3)		
900. Items Required by Lender to Be Paid in Advance			
901. Daily interest charges from 07/31/18 to 08/01/18 1 @ \$/day			
902. Mortgage insurance premium for months to	(from GFE #3)		
903. Homeowner's insurance for years to	(from GFE #11)		
904.	(from GFE #11)		
905.	(from GFE #11)		
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance months @ \$ per month	\$		
1003. Mortgage insurance months @ \$ per month	\$		
1004. Property taxes	\$		
1005.	\$		
1006. months @ \$ per month	\$		
1007. months @ \$ per month	\$		
1008.	\$		
1009. Aggregate Adjustment	\$		
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	700.00	
1102. Settlement or closing fee to The Accurate Group of Texas, LLC	\$ 600.00		600.0
1103. Owner's title insurance to Accurate Title Group	(from GFE #5)	1,433.50	
	\$ 100.00		
1104. Lender's title insurance to Accurate Title Group			
1105. Lender's title policy limit \$ 160,000.00			
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00			
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of To			
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Title. 1108. Underwriter's portion of the total title insurance premium to Westcor Land Title Insurance			
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Title. 1108. Underwriter's portion of the total title insurance premium to Westcor Land Title Insuration. 1109. COURIER FEE to The Accurate Group of Texas, LLC		20.00	20.0
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Title Insurance premium to Westcor Land Title Insurance OURIER FEE to The Accurate Group of Texas, LLC 1110. State of Texas Policy Guaranty Fee to Texas Guaranty Assoc.	ance Company \$ 229.35	20.00	20.0
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Title Insurance premium to Westcor Land Title Insurance premium to	ance Company \$ 229.35	20.00	
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Title Insurance Description of the total title insurance premium to Westcor Land Title Insurance Description of Texas, LLC 1110. State of Texas Policy Guaranty Fee to Texas Guaranty Assoc. 1111. DOC PREP FEE to SHAPRIO & DUNN PLLC	ance Company \$ 229.35 \$ \$ 4.50	20.00	
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1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Tourish Course FEE to The Accurate Group of Texas, LLC to Texas Policy Guaranty Fee to Texas Guaranty Assoc. 1111. DOC PREP FEE to SHAPRIO & DUNN PLLC to NATIONAL TAX NET 1112. TAX CERT FEE to NATIONAL TAX NET 1113. 1200. Government Recording and Transfer Charges 1201. Government recording charges to Register of Deeds 1202. Deed \$ 34.00 Mortgage \$ 54.00 Releases \$ 1203. Transfer taxes	\$ 229.35 \$ 4.50 \$ \$ \$ (from GFE #7)	31.10	75.0
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Tourist Insurance premium to Westcor Land Title Insurance Description of the total title insurance premium to Westcor Land Title Insurance Description of Texas Policy Guaranty Fee to The Accurate Group of Texas, LLC Tourist of Texas Policy Guaranty Fee to Texas Guaranty Assoc. 1111. DOC PREP FEE to SHAPRIO & DUNN PLLC TAX CERT FEE to NATIONAL TAX NET TOURIST TAX CERT FEE TOURIST Charges 1200. Government Recording and Transfer Charges 1201. Government recording charges to Register of Deeds 1202. Deed \$ 34.00 Mortgage \$ 54.00 Releases \$ 1203. Transfer taxes	\$ 229.35 \$ 4.50 \$ \$ 4.50 \$ \$ Other \$	31.10	75.0
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1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Tourish Underwriter's portion of the total title insurance premium to Westcor Land Title Insurance premium to The Accurate Group of Tourish Title Insurance premium to Westcor Land Title Insurance premium to The Accurate Group of Tourish Title Insurance premium to The Accurate Group of Tourish Title Insurance premium to The Accurate Group of Tourish Title Insurance premium to The Accurate Group of Tourish Title Insurance premium to The Accurate Group of Tourish Title Insurance premium to The Accurate Group of Tourish Title Insurance premium to The Accurate Group of Tourish Title Insurance premium to The Accurate Group of Tourish Title Insurance premium to The Accurate Group of Tourish Title Insurance premium to The Accurate Group of Tourish Title Insurance Premium to The Accurate Group of Tourish Title Insurance Premium to The Accurate Group of Tourish Title	\$ 229.35 \$ 4.50 \$ \$ 4.50 \$ \$ Other \$	31.10	75.0
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Tourist Underwriter's portion of the total title insurance premium to Westcor Land Title Insurance premium to The Accurate Group of Touristor Insurance premium to The Insurance Insurance premium to The Insurance Insurance Insurance Insuran	\$ 229.35 \$ 4.50 \$ \$ \$ (from GFE #7) Other \$ (from GFE #8)	31.10	75.0
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Tourist Course FEE to The Accurate Group of Texas, LLC to Texas Guaranty Assoc. 1110. State of Texas Policy Guaranty Fee to Texas Guaranty Assoc. 1111. DOC PREP FEE to SHAPRIO & DUNN PLLC to NATIONAL TAX NET 1112. TAX CERT FEE to NATIONAL TAX NET 1113. 1200. Government Recording and Transfer Charges 1201. Government recording charges to Register of Deeds 1202. Deed \$ 34.00 Mortgage \$ 54.00 Releases \$ 1203. Transfer taxes 1204. City/County tax/stamps \$ \$ \$ 1205. State tax/stamps \$ \$ \$ \$ 1205. State tax/stamps \$ \$ \$ \$ 1206. 1207. 1300. Additional Settlement Charges	\$ 229.35 \$ 4.50 \$ \$ 4.50 \$ \$ \$ (from GFE #7) Other \$ (from GFE #8)	31.10	75.0
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Titles. Underwriter's portion of the total title insurance premium to Westcor Land Title Insurance Description of the total title insurance premium to Westcor Land Title Insurance Description of Texas Policy Guaranty Fee to The Accurate Group of Texas, LLC to Texas Guaranty Assoc. 1110. State of Texas Policy Guaranty Fee to Texas Guaranty Assoc. 1111. DOC PREP FEE to SHAPRIO & DUNN PLLC to SHAPRIO & DUNN PLLC to NATIONAL TAX NET to Register of Deeds to Register of Register of Register of Register of Register of Regis	\$ 229.35 \$ 4.50 \$ \$ 4.50 \$ \$ \$ (from GFE #7) Other \$ (from GFE #8)	31.10	20.0 75.0 34.0
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Tourish Underwriter's portion of the total title insurance premium to Westcor Land Title Insurance Description of the total title insurance premium to Westcor Land Title Insurance Description of Texas Policy Guaranty Fee to The Accurate Group of Texas, LLC to Texas Guaranty Assoc. 1110. State of Texas Policy Guaranty Fee to Texas Guaranty Assoc. 1111. DOC PREP FEE to SHAPRIO & DUNN PLLC to NATIONAL TAX NET to NATIONAL	Sance Company	31.10	75.0
1105. Lender's title policy limit \$ 160,000.00 1106. Owner's title policy limit \$ 200,000.00 1107. Agent's portion of the total title insurance premium to The Accurate Group of Titles. Underwriter's portion of the total title insurance premium to Westcor Land Title Insurance Description of the total title insurance premium to Westcor Land Title Insurance Description of Texas Policy Guaranty Fee to The Accurate Group of Texas, LLC to Texas Guaranty Assoc. 1110. State of Texas Policy Guaranty Fee to Texas Guaranty Assoc. 1111. DOC PREP FEE to SHAPRIO & DUNN PLLC to SHAPRIO & DUNN PLLC to NATIONAL TAX NET to Register of Deeds to Register of Register of Register of Register of Register of Regis	\$ 229.35 \$ 4.50 \$ \$ 4.50 \$ \$ \$ (from GFE #7) Other \$ (from GFE #8)	31.10	75.0 34.0 9,854.3

The Accurate Group of Texas, LLC, Settlement Agent



^{*} Paid outside of closing by borrower(B), setter(S), lender(L), or third-party(T)

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 & 3 of this three page statement.

Case 2:19-cv-01150-KRS-CG Document 1-7 Filed 12/06/19 Page 3 of 6

HUD-1 Attachment

Borrower(s): DESERT FOX CUSTOM RESTORATIONS INC

Selle(s): UNITED STATES OF AMERICA

Lender: Josh Weeks Enterprises LLC

Settlement Agent: The Accurate Group of Texas, LLC

(888)456-4383

Place of Settlement: 4888 Loop Central Dr, Suite 500

Houston, TX 77081

Settlement Date: July 31, 2018

Property Location: 1640 ROCK DOVE LANE

EL PASO, TX 79911 EL PASO County, Texas 10611 BALLS FORD ROAD, SUITE 140 MANASSAS, VA 20109

EL I AO	o county, rexas				
Seller Loan Payoff Detai	ls				
Payoff First Mortgage	to WESTSTAR	BANK Good Thru 8/25	Re: 8972819		
Loan Payoff Total Additional Interest	163,432.90	As of 08/25/18 -25 days @	Per Diem		
Total Loan Payoff	163,432.90				
Adjusted Origination Ch	arge Details			-,	
Origination Charge					
Origination - 1% Point to Josh Weeks En	ternrises II C				1,600.00
to sosii weeks Lii	terprises LLC		Total	\$	1,600.00
		Adj	justed Origination Charges	\$	1,600.00
Title Services and Lender's Title Insurance Details		BORROWER	2	SELLER	
ESCROW FEE to The Accurate G	roup of Texas, LLC	3	600.00		
Lender's title insurance to Accurate Title G	Group		100.00		
		Total	\$ 700.00	\$	0.00
Settlement or Closing Fe	e Details wn above in Title Serv	ices and Lender's Title Insuran	ce Details BORROWER	₹	SELLER
ESCROW FEE to The Accurate G	roup of Texas, LLC		600.00		600.00

th

600.00

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Total

600.00 \$

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HUD-1 Attachment - Continued

Owner's Title Insurance	BORROWER	SELLER
Owner's Policy Premium to Accurate Title Group	1,429.00	
State of Texas Policy Guaranty Fee to Texas Guaranty Assoc.	4.50	
Total	\$1,433.50\$	0.00
Lender's Title Insurance "fees also shown above in Title Services and Lender's Title Insurance Details	BORROWER	SELLER
Lender's Policy Premium to Accurate Title Group	100.00	
Total	\$ 100.00 \$	0.00



Case 2:19-cv-01150-KRS-CG Document 1-7 Filed 12/06/19 Page 5 of 6

HUD-1 Attachment

Borrower(s): DESERT FOX CUSTOM RESTORATIONS INC

Selle(s): UNITED STATES OF AMERICA

Lender: Josh Weeks Enterprises LLC Settlement Agent: The Accurate Group of Texas, LLC

(888)456-4383

Place of Settlement: 4888 Loop Central Dr, Suite 500

Houston, TX 77081

Settlement Date: July 31, 2018
Property Location: 1640 ROCK DOVE LANE

EL PASO, TX 79911 EL PASO County, Texas 10611 BALLS FORD ROAD, SUITE 140 MANASSAS, VA 20109

Seller Loan Payoff Detai	ls		
Payoff First Mortgage	to WESTSTAR BANK Good Thru 8/25	Re: 8972819	
Loan Payoff	163,432.90 As of 08/25/18		
Total Additional Interest	-25 days @	Per Diem	
Total Loan Payoff	163,432.90		
Adjusted Origination Ch	arge Details		
Origination Charge			
Origination - 1% Point			1,600.00
to Josh Weeks En	terprises LLC		1,000.00
		Total \$	1,600.00
	Ac	Total \$	
Title Services and Lende	r's Title Insurance Details	BORROWER	SELLER
ESCROW FEE to The Accurate G	roup of Texas, LLC	600.00	
Lender's title insurance to Accurate Title G	Group	100.00	
	Total	\$ 700.00 \$	0.00
Settlement or Closing Fe	ee Details wn above in Title Services and Lender's Title Insura	ance Details BORROWER	SELLER
ESCROW FEE to The Accurate G		600.00	600.00
	Total	\$ 600.00 \$	600.00
			000.00

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



Case 2:19-cv-01150-KRS-CG Document 1-7 Filed 12/06/19 Page 6 of 6

HUD-1 Attachment - Continued

Owner's Title Insurance	BORROWER	3	SELLER
Owner's Policy Premium to Accurate Title Group	1,429.00		****
State of Texas Policy Guaranty Fee to Texas Guaranty Assoc.	 4.50		
Total	\$ 1,433.50	\$	0.00
Lender's Title Insurance *fees also shown above in Title Services and Lender's Title Insurance Details	BORROWER	2	SELLER
Lender's Policy Premium to Accurate Title Group	100.00		
Total	\$ 100.00	\$	0.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

			_	
DESERT	DE CUS	TOM RES	TORATIONS	INC
	M. S.	TO THE O	OIDMON	1140

MGRED

The state of the s

UNITED STATES OF AMERICA

BY:

BIRGIT FLORES